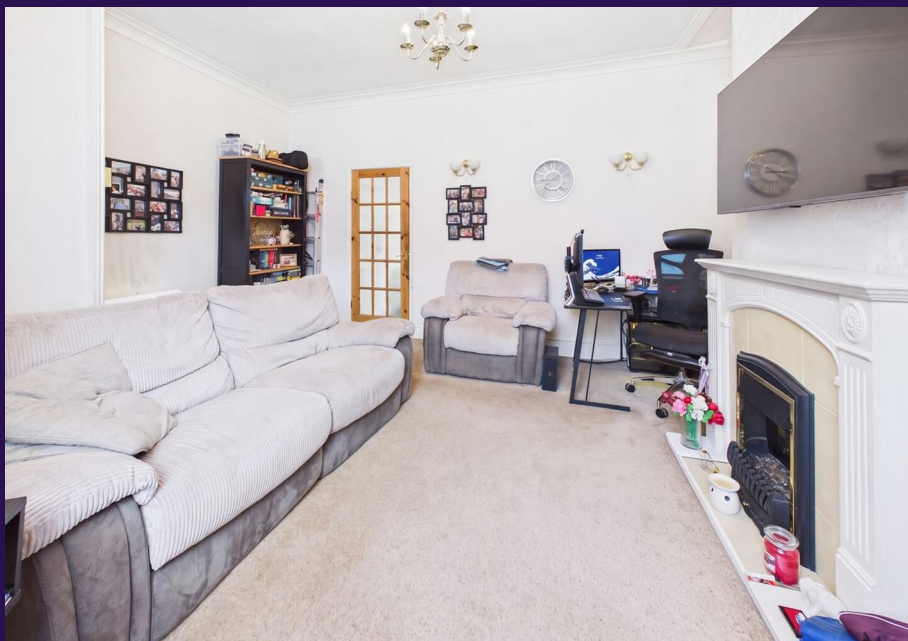




18 FAZACKERLEY STREET

ASHTON-ON-RIBBLE, PRESTON, PR2 2SQ

£124,950



Key Features

- Three Bedroom Mid-Terraced Home
- Highly Sought-After Ashton-On-Ribble Location
- Positioned On A Charming Traditional Cobbled Street
- Within Walking Distance Of Preston City Centre
- Spacious & Well-Proportioned Lounge
- Modern Fitted Dining Kitchen
- Two Double Bedrooms & Further Single Bedroom
- Three-Piece Family Bathroom
- Enclosed Low-Maintenance Rear Courtyard
- Ideal First-Time Buy, Family Home Or Investment Opportunity

Property Summary

A fantastic opportunity to acquire this splendid three-bedroom mid-terraced home, occupying an enviable position on one of Preston's increasingly rare traditional cobbled streets, in the highly sought-after residential area of Ashton-on-Ribble.

Ideally situated for convenient everyday living, the property is within easy reach of an excellent range of local amenities, shops and services, while Preston City Centre, regular bus routes and the railway station are all within walking distance. Combining a characterful setting with a highly accessible location, the property would make an excellent first-time purchase, family home or investment opportunity.

On internal inspection, the accommodation briefly comprises a welcoming entrance vestibule opening into a spacious lounge, followed by a modern fitted dining kitchen offering ample space for both cooking and dining. A staircase rises to the first-floor accommodation, where there are three bedrooms, comprising two generous doubles and a further single bedroom, together with a contemporary three-piece family bathroom.

Externally, the property benefits from an enclosed rear courtyard providing a private and low-maintenance outside space, while on-street parking is available to the front.

Offering well-proportioned accommodation with plenty of scope for a purchaser to add their own individual style and finishing touches to the internal décor, this superb home presents an exciting opportunity in one of Ashton-on-Ribble's most convenient locations. Early viewing is highly recommended to fully appreciate the accommodation, characterful setting and excellent location on offer.

Entrance Porch

3'1" x 3'5" (0.93m x 1.05m)
Entrance via UPVC double glazed front door into the vestibule. Carpeted. Obscured glass door leading through to the lounge.

Living Room

12' x 16'1" (3.67m x 4.89m)
UPVC double glazed bay window to the front elevation. Ceiling light fittings. Decorative coving to ceiling. Inset coal effect electric fire set within a marble hearth and surround. Carpeted. Electric radiator. Storage cupboard. Internal obscured glass door leading to dining/kitchen.

Kitchen

10'10" x 13'2" (3.31m x 4.01m)
UPVC double glazed door and window to the rear elevation. Features a range of modern eye and base level units shaker style with complimentary work surfaces. Inset stainless steel single bowl sink and drainer unit with mixer tap. Stainless steel extractor fan over four ring electric hob with glass splashback. Integrated electric oven and microwave. Integrated 50/50 fridge freezer. Space and plumbed for a washing machine and dishwasher. Vinyl flooring. Pendant light fittings. Electric radiator. Under stairs storage cupboard. Carpeted stair case leading to the first floor accomodation.

Landing

5'7" x 7'8" (1.71m x 2.33m)
UPVC double glazed obscured window to rear elevation. Electric radiator. Carpeted. Oak doors leading off to all first floor accommodation.

Bedroom One

12'4" x 10'6" (3.75m x 3.19m)
UPVC double glazed window to the front elevation. Carpeted. Ceiling light fitting. Electric radiator.

Bedroom Two

10'10" x 6'9" (3.31m x 2.07m)
UPVC double glazed window to the rear elevation. Carpeted. Pendant light fitting. Electric radiator.

Bedroom Three

9'3" x 7'6" (2.81m x 2.28m)
UPVC double glazed window to the front elevation. Carpeted. Pendant light fitting. Electric radiator.

Family Bathroom

7'11" x 4'11" (2.42m x 1.51m)
UPVC double glazed obscured window to rear elevation. Three piece suite comprising of a pedestal wash hand basin, low flush W.C and bath with mixer tap and overhead shower. Tiled elevations. Wall mounted vanity unit. Vinyl flooring. Spotlights to ceiling. Radiator.

External

An enclosed rear yard provides additional outdoor space. On street parking.

Additional Information

The property further benefits from recently installed solar panels, and we are advised that a new roof was installed in October 2024.

Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact our offices.

INFORMATION:
Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:
Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

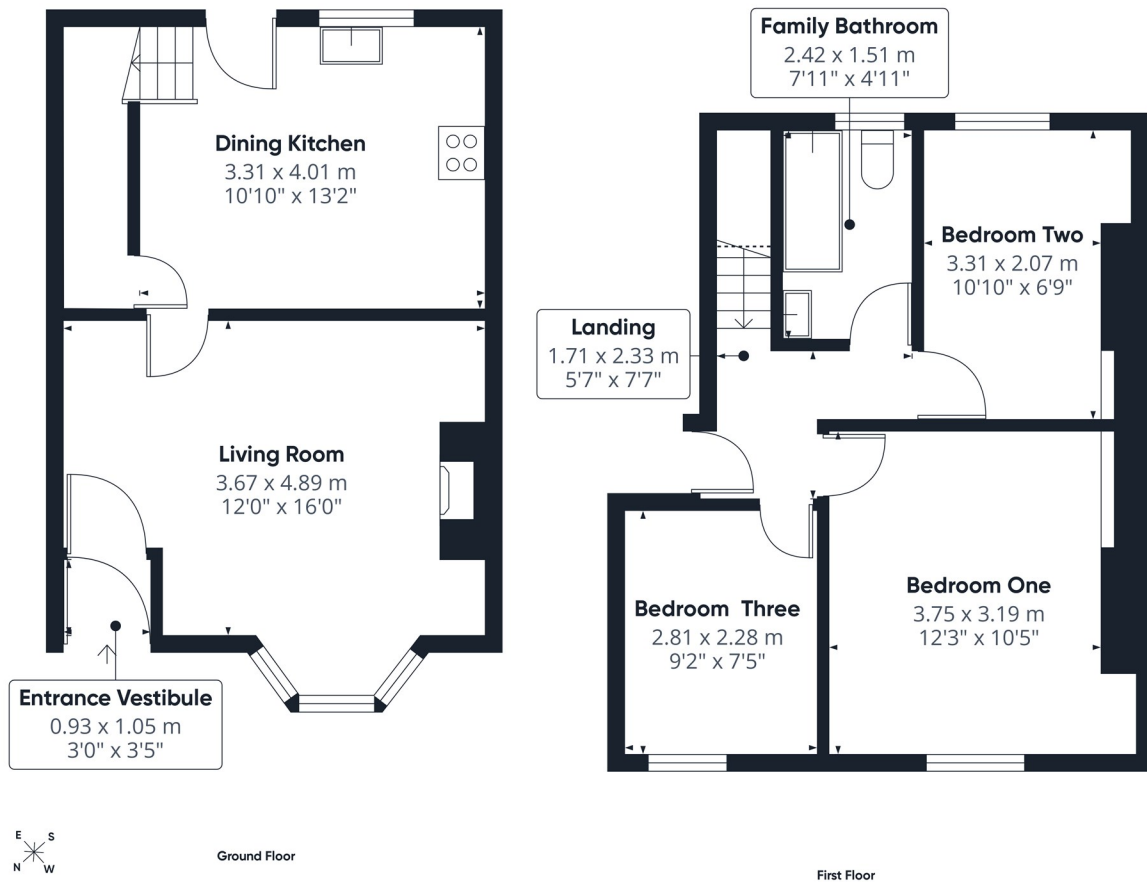
THINKING OF SELLING?
If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.





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MARIE HOLMES



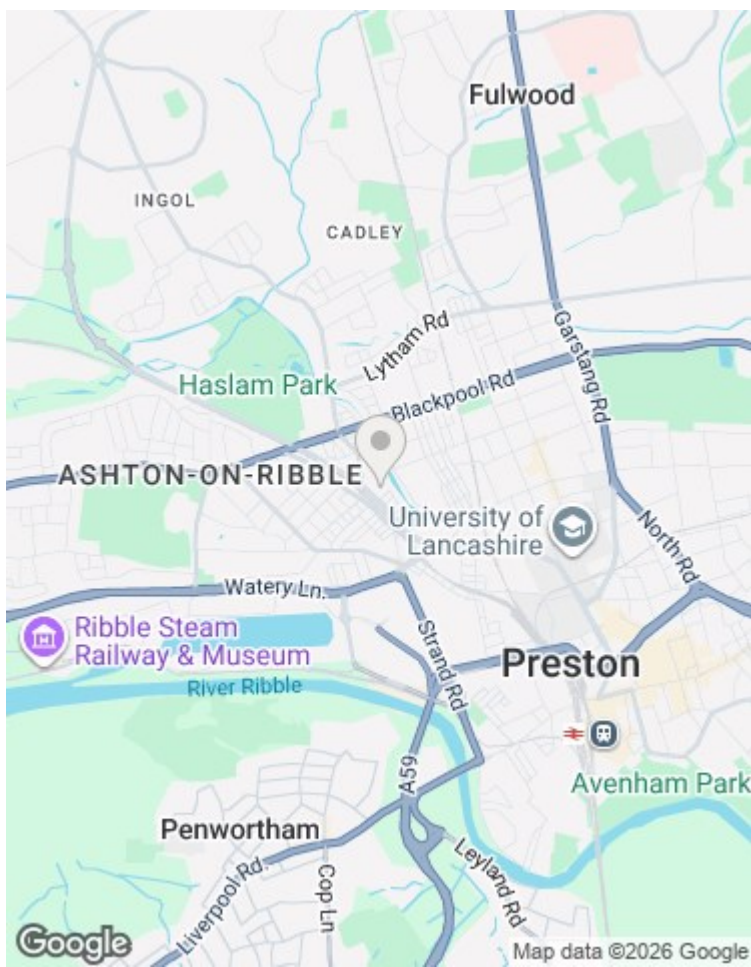
Approximate total area^m
66.7 m²
740 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		